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Indian Bank

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ALLAHABAD

Indian Bank, Stressed Asset Management Branch, 2nd Floor, Deshana Chamber, Ushmanpura, Ahmedabad-380014

ANNEXURE-A

APPENDIX- IV-A” [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical** possession of which has been taken by the Authorised Officer of Indian Bank, **SAM Ahmedabad** branch, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **23.02.2022** at 11.00 AM to 02.00 PM, for recovery of **Rs.31,69,35,185/- (Rupees Thirty One Crore Sixty Nine Lakh Thirty Five Thousand One Hundred Eighty Five only)** as on **30.06.2021** due to the Indian Bank, **SAM Ahmedabad** branch, Secured Creditor, from

M/s. Kshemkalyani Industries (Borrower) R S No-680 paiki, Kukrana Road; At Post Taluka-Harij, Dist-Patan, PIN-384240	Mr. Khanjibhai Mohbatsingh Vaghela (Partner, Guarantor & Mortgagor) S/O Mr Mohbatsingh Akherajsingh Vaghela Plot No 2/124, Juna Maka, At Post Taluka-Harij, Dist-Patan, PIN-384240
Mr Bhagavansinh Mohbatsinh Vaghela (Partner, Guarantor & Mortgagor) S/O Mr Mohbatsinh A Vaghela Juna Maka, At Post Taluka-Harij, Dist-Patan, PIN-384240	Mr Vajesinh Udesinh Vaghela(Guarantor & Mortgagor) S/O Mr Udesinh Amabasin Vaghela At-Darbar Vas, Post & Taluka-Harij, Dist-Patan, PIN-384240
Mr Vinodkumar Kantibhai Gajjar (Guarantor & Mortgagor) (Deceased) S/O Mr Kantibhai Dalsukhbhai Gajjar Near Nagar Palika, Harij, Dist-Patan, PIN-384240	Mr Poorvsinh Vajesinh Vaghela (Guarantor) S/O Mr Vajesinh Udesinh Vaghela At-Darbar Vas, Post & Taluka-Harij, Dist-Patan, PIN-384240

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Sr. No.	Detailed description of the Property	Encumbrances on property	Reserve Price	EMD Amount	Bid incremental amount	Date and time of e-auction
1	All that piece and parcel of factory land admeasuring 15440 sq meters at R S No 680 paiki, Kukrana Road, Harij, District Patan and factory shed constructed there on in the name of the firm M/S Kshemkalyani Industries . The boundaries of the property are: North: Land of Joruji Varvaji Vaghela South: Remaining part of R S No 680 part East: Land of Pravinsinh Vajesinh Vaghela West: Harij –Kukrana Road	Nil	24660000/-	2466000/-	50000/-	23.02.2022 at 11.00 AM to 02.00 PM
2.	All that piece and parcel of 9 industrial plots bearing plot no 31, 32, 33, 34, 35, 36, 37, 38, 39 admeasuring	Nil	1017000/-	101700/-	10000/	23.02.2022 at 11.00 AM to

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	<p>756.00 Sq.mtr situated at R S No 650 paiki, Kukrana Road, Harij in the name of Mr Vajesinh Udesinh Vaghela.</p> <p>The boundaries of the properties are: North: land for Parking South: 12 meter wide road East: 6 mtr wide road & common plot West: 3 meter wide Society road</p>					02.00 PM
3.	<p>All that piece and parcel of a immovable property being a hall admeasuring 2548 square feet of Super Built-up Area, bearing City Survey No 4435 on second floor at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).</p> <p>The boundaries of the property are: North: Ganapati Temple South: Road East: Road West: Road</p>	Nil	3870000/-	387000/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
4.	<p>All that piece and parcel of Shop No-9, in Shiv Shakti Complex, Highway Road On first floor, bearing City Survey No3186/K/10/9 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.17 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela.</p> <p>The boundaries of the shop are</p> <p>North: Shop No-8 South: Shop No-10 East: 5 feet open passage West: Another property of the said CS No after window</p>	Nil	261000/-	26100/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
5.	<p>All that piece and parcel of Shop No-10, in Shiv Shakti Complex, Highway Road ,on first floor, bearing City Survey No.3186/K/10/10 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.17 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are</p> <p>North: Shop No-9 South: Open passage East: 5 feet open passage</p>	Nil	261000/-	26100/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	West: Another property of the said CS No after window.					
6.	All that piece and parcel of Shop No-17 , in Shiv Shakti Complex , Highway Road ,on second floor, bearing City Survey No.3186/K/10/17 which is a part of Sheet No 29, RS No 272 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.70 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are North: Shop No-18/A & 18/B South: Shop No 16 East: Hall of Nai community after window West: 5 feet open passage	Nil	207000/-	20700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
7.	All that piece and parcel of Shop No-18/B , in Shiv Shakti Complex , Highway Road, on second floor, bearing City Survey No-3186/K/10/18 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 15.75 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are North: 5 feet road South: Shop No 17 East: Hall of Nai community after window West: Shop No 18/A	Nil	225000/-/-	22500/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
8.	All that piece and parcel of Shop No-13 , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) .on ground floor, bearing City Survey No-4435/00/13/13 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 9.31 square meters. The boundaries of the shop are North: Shop No-12 South: Toilet East: Ending wall of Shop No-13 West: Passage	Nil	153000/-	15300/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
9.	All that piece and parcel of Shop No-14 , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka	Nil	162000/-	16200/-	10000/	23.02.2022 at 11.00 AM to

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	<p>Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on first floor, bearing City Survey No-4435/01/101/14 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.83 square meters</p> <p>The boundaries of the shop are North: Shop No-15 South: Ending wall of south end side East: Ending wall of Shop No-14 West: Passage</p>					02.00 PM
10.	<p>All that piece and parcel of Shop No-15, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on first floor, bearing City Survey No-4435/01/102/15 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.83 square meters</p> <p>The boundaries of the shop are North: Shop No-14 South: Shop No-16 East: Ending wall of Shop No-15 West: Passage</p>	Nil	162000/-	16200/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
11.	<p>All that piece and parcel of Shop No-16, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on first floor, bearing City Survey No-4435/01/103/16 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.56 square meters</p> <p>The boundaries of the shop are North: Shop No-15 South: Shop No-17 East: Ending wall of Shop No-16 West: Passage</p>	Nil	207000/-	20700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
12.	<p>All that piece and parcel of Shop No-17, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased). on first floor, bearing City Survey No-4435/01/104/17 in K D Gajjar Plaza, Behind Harij Nagar</p>	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	<p>Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters The boundaries of the shop are</p> <p>North: Passage South: Shop No-16 East: Shop No-17-A West: Passage</p>					
13.	<p>All that piece and parcel of Shop No-17/A, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased), on first floor, bearing City Survey No-4435/01/104/17 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters.</p> <p>The boundaries of the shop are North: Passage South: Shop No-16 East: Passage West: Shop No-17</p>	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
14.	<p>All that piece and parcel of Shop No-19/A, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased), on first floor, bearing City Survey No-4435/01/106/19-A in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters.</p> <p>The boundaries of the shop are North: Shop No-20 South: Shop No-19 East: Passage West: End of wall Shop No 19-A</p>	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number „18001025026“ and „011-41106131“.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com.

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Indian Bank, Stressed Asset Management Branch, 2nd Floor, Deshana Chamber, Ushmanpura, Ahmedabad-380014

Date: 04.02.2022
Place: Ahmedabad

Authorised Officer

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ANNEXURE-B
APPENDIX- IV-A” [See proviso to rule 8 (6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the **Physical/ Physical** possession of which has been taken by the Authorised Officer of Indian Bank, **SAM Ahmedabad** branch, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **23.02.2022** at 11.00 AM to 02.00 PM, for recovery of **Rs.31,69,35,185/- (Rupees Thirty One Crore Sixty Nine Lakh Thirty Five Thousand One Hundred Eighty Five only)** as on **30.06.2021** due to the Indian Bank, **SAM Ahmedabad** branch, Secured Creditor, from

M/s. Kshemkalyani Industries (Borrower) R S No-680 paiki, Kukrana Road; At Post Taluka-Harij, Dist-Patan, PIN-384240	Mr. Khanjibhai Mohbatsingh Vaghela (Partner, Guarantor & Mortgagor) S/O Mr Mohbatsingh Akherajsingh Vaghela Plot No 2/124, Juna Maka, At Post Taluka-Harij, Dist-Patan, PIN-384240
Mr Bhagavansinh Mohbatsinh Vaghela (Partner, Guarantor & Mortgagor) S/O Mr Mohbatsinh A Vaghela Juna Maka, At Post Taluka-Harij, Dist-Patan, PIN-384240	Mr Vajesinh Udesinh Vaghela(Guarantor & Mortgagor) S/O Mr Udesinh Amabasin Vaghela At-Darbar Vas, Post & Taluka-Harij, Dist-Patan, PIN-384240
Mr Vinodkumar Kantibhai Gajjar (Guarantor & Mortgagor) (Deceased) S/O Mr Kantibhai Dalsukhbhai Gajjar Near Nagar Palika, Harij, Dist-Patan, PIN-384240	Mr Poorvsinh Vajesinh Vaghela (Guarantor) S/O Mr Vajesinh Udesinh Vaghela At-Darbar Vas, Post & Taluka-Harij, Dist-Patan, PIN-384240

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Sr. No.	Detailed description of the Property	Encumbrances on property	Reserve Price	EMD Amount	Bid incremental amount	Date and time of e-auction
1	All that piece and parcel of factory land admeasuring 15440 sq meters at R S No 680 paiki, Kukrana Road, Harij, District Patan and factory shed constructed there on in the name of the firm M/S Kshemkalyani Industries . The boundaries of the property are: North: Land of Joruji Varvaji Vaghela South: Remaining part of R S No 680 part East: Land of Pravinsinh Vajesinh Vaghela West: Harij –Kukrana Road	Nil	24660000/-	2466000/-	50000/-	23.02.2022 at 11.00 AM to 02.00 PM
2.	All that piece and parcel of 9 industrial plots bearing plot no 31, 32, 33, 34, 35, 36, 37, 38, 39 admeasuring 756.00 Sq.mtr situated at R S No 650 paiki, Kukrana Road, Harij in the name of Mr Vajesinh Udesinh Vaghela . The boundaries of the properties are:	Nil	1017000/-	101700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	<p>North: land for Parking South: 12 meter wide road East: 6 mtr wide road & common plot West: 3 meter wide Society road</p>					
3.	<p>All that piece and parcel of a immovable property being a hall admeasuring 2548 square feet of Super Built-up Area, bearing City Survey No 4435 on second floor at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).</p> <p>The boundaries of the property are: North: Ganapati Temple South: Road East: Road West: Road</p>	Nil	3870000/-	387000/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
4.	<p>All that piece and parcel of Shop No-9, in Shiv Shakti Complex, Highway Road On first floor, bearing City Survey No3186/K/10/9 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.17 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela.</p> <p>The boundaries of the shop are</p> <p>North: Shop No-8 South: Shop No-10 East: 5 feet open passage West: Another property of the said CS No after window</p>	Nil	261000/-	26100/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
5.	<p>All that piece and parcel of Shop No-10, in Shiv Shakti Complex, Highway Road ,on first floor, bearing City Survey No.3186/K/10/10 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.17 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are</p> <p>North: Shop No-9 South: Open passage East: 5 feet open passage West: Another property of the said CS No after window.</p>	Nil	261000/-	26100/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
6.	<p>All that piece and parcel of Shop No-17, in Shiv Shakti Complex, Highway Road ,on second floor, bearing City Survey No.3186/K/10/17 which is a part of Sheet No 29, RS No 272 Part 2 of Harij sim, Taluka Harij,</p>	Nil	207000/-	20700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	<p>District –Patan admeasuring 14.70 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are</p> <p>North: Shop No-18/A & 18/B South: Shop No 16 East: Hall of Nai community after window West: 5 feet open passage</p>					
7.	<p>All that piece and parcel of Shop No-18/B, in Shiv Shakti Complex, Highway Road, on second floor, bearing City Survey No-3186/K/10/18 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 15.75 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are</p> <p>North: 5 feet road South: Shop No 17 East: Hall of Nai community after window West: Shop No 18/A</p>	Nil	225000/-/-	22500/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
8.	<p>All that piece and parcel of Shop No-13, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on ground floor, bearing City Survey No-4435/00/13/13 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 9.31 square meters.</p> <p>The boundaries of the shop are North: Shop No-12 South: Toilet East: Ending wall of Shop No-13 West: Passage</p>	Nil	153000/-	15300/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
9.	<p>All that piece and parcel of Shop No-14, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on first floor, bearing City Survey No-4435/01/101/14 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.83 square meters</p> <p>The boundaries of the shop are North: Shop No-15 South: Ending wall of south end side</p>	Nil	162000/-	16200/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	East: Ending wall of Shop No-14 West: Passage					
10.	All that piece and parcel of Shop No-15 , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) .on first floor, bearing City Survey No-4435/01/102/15 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.83 square meters The boundaries of the shop are North: Shop No-14 South: Shop No-16 East: Ending wall of Shop No-15 West: Passage	Nil	162000/-	16200/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
11.	All that piece and parcel of Shop No-16 , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) .on first floor, bearing City Survey No-4435/01/103/16 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.56 square meters The boundaries of the shop are North: Shop No-15 South: Shop No-17 East: Ending wall of Shop No-16 West: Passage	Nil	207000/-	20700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
12.	All that piece and parcel of Shop No-17 , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) . on first floor, bearing City Survey No-4435/01/104/17 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters The boundaries of the shop are North: Passage South: Shop No-16 East: Shop No-17-A West: Passage	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
13.	All that piece and parcel of Shop No-17/A , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	<p>(since deceased). on first floor, bearing City Survey No-4435/01/104/17 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters.</p> <p>The boundaries of the shop are North: Passage South: Shop No-16 East: Passage West: Shop No-17</p>					
14.	<p>All that piece and parcel of Shop No-19/A, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased). on first floor, bearing City Survey No-4435/01/106/19-A in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters.</p> <p>The boundaries of the shop are North: Shop No-20 South: Shop No-19 East: Passage West: End of wall Shop No 19-A</p>	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **21.02.2022** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.mstcecommerce.com/auctionhome/ibapi>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted**. Bidders, not depositing the required EMD online, will not be allowed to participate in the e- auction. The Earnest Money Deposit shall not bear any interest.
2. The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of
Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/C No. 6396638630 INDIAN BANK ARMB AHMEDABAD	Drive in Road Branch IDIB000D051

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the**

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balance 75% of the bid amount.

4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefore.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://www.mstcecommerce.com/auctionhome/ibapi>) for e-Auction will be provided by our e Auction service provider MR. MSTC Limited having its Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 079-41072412/ 411/ 413 or 1800-103-5342). The intending Bidders/ Purchasers are required to participate in the e-Auction process at **e-Auction Service Provider's website <https://www.mstcecommerce.com/auctionhome/ibapi>**. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals. (1) www.indianbank.co.in (2) <https://www.ibapi.in> (3) <https://www.mstcecommerce.com/auctionhome/ibapi>
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e- Auction related to this e-Auction from **e-B_य –IBAPI** portal (<https://www.ibapi.in>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://www.mstcecommerce.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's Global Wallet should have sufficient balance (\geq EMD amount) at the time of bidding.
13. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e- auction and Help Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider <https://www.mstcecommerce.com/auctionhome/ibapi>. Details of which are available on the e-Auction portal.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
17. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, Stressed Asset Management Branch, 2nd Floor, Deshna Chamber, Usmanpura, Ahmedabad-380014.
18. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ ies other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: Ahmedabad
Date: 04.02.2022

(Authorized Officer)

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ANNEXURE-C

Branch: Ahmedabad
Phone No: 7409829696

NOTICE OF INTENDED SALE

Notice of intended sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

M/s. Kshemkalyani Industries (Borrower) R S No-680 paiki, Kukrana Road; At Post Taluka-Harij, Dist-Patan, PIN-384240	Mr. Khanjibhai Mohbatsingh Vaghela (Partner, Guarantor & Mortgagor) S/O Mr Mohbatsingh Akherajsingh Vaghela Plot No 2/124, Juna Maka, At Post Taluka-Harij, Dist-Patan, PIN-384240
Mr Bhagavansinh Mohbatsinh Vaghela (Partner, Guarantor & Mortgagor) S/O Mr Mohbatsinh A Vaghela Juna Maka, At Post Taluka-Harij, Dist-Patan, PIN-384240	Mr Vajesinh Udesinh Vaghela(Guarantor & Mortgagor) S/O Mr Udesinh Amabasin Vaghela At-Darbar Vas, Post & Taluka-Harij, Dist-Patan, PIN-384240
Mr Vinodkumar Kantibhai Gajjar (Guarantor & Mortgagor) (Deceased) S/O Mr Kantibhai Dalsukhbhai Gajjar Near Nagar Palika, Harij, Dist-Patan, PIN-384240	Mr Poorvsinh Vajesinh Vaghela (Guarantor) S/O Mr Vajesinh Udesinh Vaghela At-Darbar Vas, Post & Taluka-Harij, Dist-Patan, PIN-384240

Sub: Loan accounts M/s. Kshemkalyani Industries (A/c No 50161071974 & 50273934800) with Indian Bank, SAM Ahmedabad branch.

M/s. Kshemkalyani Industries (Borrower) availed Loan facility from Indian Bank Erstwhile Allahabad bank, **Gandhinagar** Branch, Gandhinagar the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". **M/s. Kshemkalyani Industries (Borrower)** failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated **21.04.2017** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon **M/s. Kshemkalyani Industries (Borrower)**, & others liable to the Bank to pay the amount due to the tune of **Rs. 19,16,37,762/- (Rupees Nineteen Crore Sixteen Lakhs Thirty Seven Thousand Seven Hundred Sixty Two Only)** as on **20.04.2017** with further interest, costs, other charges and expenses thereon. **M/s. Kshemkalyani Industries (Borrower)** & others failed to make payment despite Demand Notice dated **21.04.2017**.

As **M/s. Kshemkalyani Industries (Borrower)** & others failed to make payment despite Demand Notice, the Authorized Officer took **Physical** possession of the schedule mentioned properties under the Act on **13.10.2020** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

As per Rule 6 (2) and 8(6) of The Security Interest (Enforcement)Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, **15** days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on **30.06.2021** is **Rs.31,69,35,185/- (Rupees Thirty One Crore Sixty Nine Lakh Thirty Five Thousand One Hundred Eighty Five only)** with further interest, costs, other charges and expenses thereon.

Please take note that this is notice of **15** days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after **15** days.

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The date of sale is fixed as 23.02.2022 at 11.00 AM to 02.00 PM which would be by e-auction mode.

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense on **18.02.2022** between **10.00 am to 4.00 pm.**

The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (<https://ibapi.in> and www.mstcecommerce.com) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website **from 06.02.2022 to 23.02.2022 from 10.00am to 5.00 pm.**

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet by **21.02.2022** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website of (<https://www.mstcecommerce.com/auctionhome/ibapi>) for depositing in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted.** Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.

The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason there for.

The successful bidder shall have to deposit 25% (twenty five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the date of auction in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/C No. 6396638630 INDIAN BANK ARMB AHMEDABAD	Drive in Road Branch IDIB000D051

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

The sale is subject to confirmation by the Secured Creditor.

The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

***This Notice is without prejudice to any other remedy available to the Secured Creditor

(this portion may be retained if it is a non-suit filed account)

****This Notice is without prejudice to any other remedy available to the Secured Creditor and without prejudice to rights of the Secured Creditor to proceed with the proceedings presently pending before DRT/RO of DRT/ DRAT/ Court and proceed with the execution of order/decreed to be obtained. *(This portion may be retained if it is a suit filed account)*

SCHEDULE

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

Sr. No.	Detailed description of the Property	Encumb ranc	Reserve Price	EMD Amount	Bid increm ental	Date and time of e-auction
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		es on prop erty			amount	
1	All that piece and parcel of factory land admeasuring 15440 sq meters at R S No 680 paiki, Kukrana Road, Harij, District Patan and factory shed constructed there on in the name of the firm M/S Kshemkalyani Industries . The boundaries of the property are: North: Land of Joruji Varvaji Vaghela South: Remaining part of R S No 680 part East: Land of Pravinsinh Vajesinh Vaghela West: Harij –Kukrana Road	Nil	24660000/-	2466000/-	50000/-	23.02.2022 at 11.00 AM to 02.00 PM
2.	All that piece and parcel of 9 industrial plots bearing plot no 31, 32, 33, 34, 35, 36, 37, 38, 39 admeasuring 756.00 Sq.mtr situated at R S No 650 paiki, Kukrana Road, Harij in the name of Mr Vajesinh Udesinh Vaghela . The boundaries of the properties are: North: land for Parking South: 12 meter wide road East: 6 mtr wide road & common plot West: 3 meter wide Society road	Nil	1017000/-	101700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
3.	All that piece and parcel of a immovable property being a hall admeasuring 2548 square feet of Super Built-up Area, bearing City Survey No 4435 on second floor at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) . The boundaries of the property are: North: Ganapati Temple South: Road East: Road West: Road	Nil	3870000/-	387000/-/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
4.	All that piece and parcel of Shop No-9 , in Shiv Shakti Complex , Highway Road On first floor, bearing City Survey No3186/K/10/9 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.17 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela . The boundaries of the shop are North: Shop No-8 South: Shop No-10	Nil	261000/-	26100/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	East: 5 feet open passage West: Another property of the said CS No after window					
5.	All that piece and parcel of Shop No-10 , in Shiv Shakti Complex , Highway Road ,on first floor, bearing City Survey No.3186/K/10/10 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.17 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are North: Shop No-9 South: Open passage East: 5 feet open passage West: Another property of the said CS No after window.	Nil	261000/-	26100/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
6.	All that piece and parcel of Shop No-17 , in Shiv Shakti Complex , Highway Road ,on second floor, bearing City Survey No.3186/K/10/17 which is a part of Sheet No 29, RS No 272 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 14.70 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are North: Shop No-18/A & 18/B South: Shop No 16 East: Hall of Nai community after window West: 5 feet open passage	Nil	207000/-	20700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
7.	All that piece and parcel of Shop No-18/B , in Shiv Shakti Complex , Highway Road, on second floor, bearing City Survey No-3186/K/10/18 which is a part of Sheet No 29, RS No 271 Part 2 of Harij sim, Taluka Harij, District –Patan admeasuring 15.75 square meters standing in the name of Mr Khanjibhai Mohbatsingh Vaghela. The boundaries of the shop are North: 5 feet road South: Shop No 17 East: Hall of Nai community after window West: Shop No 18/A	Nil	225000/-/-	22500/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
8.	All that piece and parcel of Shop No-13 , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since	Nil	153000/-	15300/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	<p>deceased).on ground floor, bearing City Survey No-4435/00/13/13 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 9.31 square meters.</p> <p>The boundaries of the shop are North: Shop No-12 South: Toilet East: Ending wall of Shop No-13 West: Passage</p>					
9.	<p>All that piece and parcel of Shop No-14, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on first floor, bearing City Survey No-4435/01/101/14 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.83 square meters</p> <p>The boundaries of the shop are North: Shop No-15 South: Ending wall of south end side East: Ending wall of Shop No-14 West: Passage</p>	Nil	162000/-	16200/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
10.	<p>All that piece and parcel of Shop No-15, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on first floor, bearing City Survey No-4435/01/102/15 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.83 square meters</p> <p>The boundaries of the shop are North: Shop No-14 South: Shop No-16 East: Ending wall of Shop No-15 West: Passage</p>	Nil	162000/-	16200/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
11.	<p>All that piece and parcel of Shop No-16, at K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased).on first floor, bearing City Survey No-4435/01/103/16 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 11.56 square meters</p> <p>The boundaries of the shop are North: Shop No-15</p>	Nil	207000/-	20700/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

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	South: Shop No-17 East: Ending wall of Shop No-16 West: Passage					
12.	All that piece and parcel of Shop No-17 , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) . on first floor, bearing City Survey No-4435/01/104/17 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters The boundaries of the shop are North: Passage South: Shop No-16 East: Shop No-17-A West: Passage	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
13.	All that piece and parcel of Shop No-17/A , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) . on first floor, bearing City Survey No-4435/01/104/17 in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters. The boundaries of the shop are North: Passage South: Shop No-16 East: Passage West: Shop No-17	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM
14.	All that piece and parcel of Shop No-19/A , at K D Gajjar Plaza , Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan in the name of Mr Vinodkumar Kantibhai Gajjar (since deceased) . on first floor, bearing City Survey No-4435/01/106/19-A in K D Gajjar Plaza, Behind Harij Nagar Seva Sadan, Harij, Taluka Harij, Dist Patan admeasuring 7.94 square meters. The boundaries of the shop are North: Shop No-20 South: Shop No-19 East: Passage West: End of wall Shop No 19-A	Nil	144000/-	14400/-	10000/	23.02.2022 at 11.00 AM to 02.00 PM

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to

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participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com. For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number „18001025026“ and „011-41106131“.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com.

Place: Ahmedabad

Date: 04.02.2022

AUTHORISED OFFICER

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